

AFTER RECORDING MAIL TO:
Ms. Tammy N. Masalonis
3151 Biz Point Road
Anacortes, WA 98221



200504200089
Skagit County Auditor
4/20/2005 Page 1 of 2 1:43PM

Filed for Record at Request of
First American Title Of Skagit County
Escrow Number: A83892

Statutory Warranty Deed

Grantor(s): Richard J. Curtis
Grantee(s): Tammy N. Masalonis
Assessor's Tax Parcel Number(s): P68216, 3972-000-030-0002

FIRST AMERICAN TITLE CO.
A83892-1

THE GRANTOR Richard J. Curtis, an unmarried man*for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Tammy N. Masalonis, an unmarried woman the following described real estate, situated in the County of Skagit, State of Washington. *and the heirs and devisees of Beth Anne Curtis, deceased

Tract 30, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1", as per plat recorded in Volume 5 of Plats, page 27, records of Skagit County, Washington.

SUBJECT TO the Easements, Restrictions and other Exceptions set forth on Exhibit "A" attached hereto.

Dated: April 18, 2005

Richard J. Curtis

#1820
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

APR 20 2005

Amount Paid \$1,335.00
By Deputy

STATE OF Florida }
COUNTY OF OSCEOLA } SS:

I certify that I know or have satisfactory evidence that Richard J. Curtis, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: APRIL 19, 2005

Notary Public in and for the State of Florida
Residing at 2543 BOGGY CREEK RD KSME FL
My appointment expires: APRIL 15, 2006



Alberto Cruz
My Commission DD109331
Expires April 15, 2006

A. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN, CONTAINED IN THE PLAT.

Said Covenants were amended by document recorded February 17, 1959 under Auditor's File No. 576699.

B. Right of the public to make all necessary slopes for cuts and fills upon the lots, blocks and tracts of land, as shown on the Plat, in the reasonable original grading of all streets and avenues shown thereon, also the right to drain all streets over and across any lot or lots where the water might take a natural course after the streets are graded as granted in the dedication of the Plat.

C. Terms and provisions of that certain Contract, dated July 19, 1962, made between O. B. McCorkle and Esther M. McCorkle, husband and wife, and Del Mar Community Service, Inc., a Washington corporation, providing among other matters for the development of the water system and other facilities and issuance of certificates of membership, recorded January 9, 1963 under Auditor's File No. 630694.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: June 26, 1951
Recorded: July 23, 1951
Auditor's No.: 463558
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: A portion of Lot 30 together with a prohibitions against blasting within 300 feet

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas Corporation
Dated: November 13, 1992
Recorded: December 14, 1992
Auditor's No.: 9212140111
Purpose: Pipelines for the transportation of oil, gas and the products thereof
Area Affected: A 10 foot wide strip of land across the above described property in a location mutually agreeable to Grantor and Grantee

F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County
And: Richard J. Curtis and Beth Anne Curtis
Dated: March 16, 1995
Recorded: March 16, 1995
Auditor's No.: 9503160041
Regarding: Skagit County Conditional Agreement – Alternative Sewage System Installations

G. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Skagit County Health Department
And: Richard Curtis
Dated: May 21, 2004
Recorded: May 24, 2004
Auditor's No.: 200405240107
Regarding: Agreement to Provide Service Contract – Septic system maintenance contract



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